

Grantee: Allentown, PA

Grant: B-08-MN-42-0001

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:
B-08-MN-42-0001

Obligation Date:

Award Date:

Grantee Name:
Allentown, PA

Contract End Date:
03/20/2013

Review by HUD:
Submitted - Await for Review

Grant Amount:
\$2,113,456.00

Grant Status:
Active

QPR Contact:
Heidi K. Baer

Estimated PI/RL Funds:
\$0.00

Total Budget:
\$2,113,456.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The purpose of the NSP funds is to address the negative ramifications of the housing crisis that occurred over the past five years due to subprime mortgage lending. Nationally, subprime mortgage lending resulted in significant number of homeowners entering into foreclosure, with entire neighborhoods becoming vacant and abandoned. Pennsylvania, while experiencing subprime mortgage lending rates that were above the national average, has not shown the same amount of housing foreclosures. Likewise, the City of Allentown has not exhibited the same level of housing foreclosures as those seen in some areas, such as Las Vegas and several municipalities in California, Florida and Arizona. The City attributes some of this difference to its long term support of homeownership counseling programs which are provided to low/moderate income households, downpayment and closing cost assistance for low/moderate income households and first time homebuyer programs run by several non-profit housing developers. This variety of programs all warn about, discourage and do not allow the use of financing provided by predatory lenders. The City of Allentown will use NSP funds for the purposes intended: to promote neighborhood stabilization where subprime lending, foreclosure and housing vacancies have negatively affected the housing market.

Distribution and and Uses of Funds:

Areas of Greatest Needs The City of Allentown has determined that it will use the HUD Risk Score, Income Eligibility Status and Vacancy of units as the data used to define its areas of greatest needs. More explanation and maps of this data are available on the City's website found at www.Allentownpa.gov. Analysis of data showed areas of greatest need to include Census Tracts 8,9,10, 11 and 18 as areas of greatest need. The City of Allentown designated the Old Allentown Historic District, located predominantly in Census Tract 18, as the priority neighborhood for use of NSP funds.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall

This Report Period

To Date



Total Projected Budget from All Sources	N/A	\$3,455,566.00
Total Budget	\$0.00	\$2,113,456.00
Total Obligated	\$0.00	\$2,113,456.00
Total Funds Drawdown	\$23,337.58	\$1,860,487.93
Program Funds Drawdown	\$23,337.58	\$1,860,487.93
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$45,367.04	\$1,404,611.17
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$317,018.40	\$0.00
Limit on Admin/Planning	\$211,345.60	\$137,898.94
Limit on State Admin	\$0.00	\$137,898.94

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$528,364.00	\$560,000.00

Overall Progress Narrative:

The City of Allentown continued working on its NSP program. The five properties which were sold to developers, to date, netted \$5.00 (\$1.00 for each property sold to non-profit housing developers) in program income. These \$5.00 were deducted from subsequent draws. No other program income was received to date. The City of Allentown's subrecipient for NSP funds, the Redevelopment Authority of the City of Allentown sold the properties to developers for \$1.00.

During this reporting period, one property is under lease purchase (546 Park Street) and one property was transferred to a homesteader- 333 North Ninth Street and rehabilitation is under way. Program income of \$1.00 will be received at a later date.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, NSP Acquisition	\$9,487.45	\$1,572,110.00	\$1,433,890.75



2, Rehabilitation-LH	\$0.00	\$160,000.00	\$149,539.24
3, Administration	\$13,850.13	\$211,346.00	\$137,898.94
4, Demolition	\$0.00	\$170,000.00	\$139,159.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number: 700-01-7406-0001

Activity Title: NSP Demolition

Activity Category:

Clearance and Demolition

Project Number:

4

Projected Start Date:

08/01/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Redevelopment Authority of the City of Allentown

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$170,000.00

Total Budget

\$0.00

\$170,000.00

Total Obligated

\$0.00

\$170,000.00

Total Funds Drawdown

\$0.00

\$139,159.00

Program Funds Drawdown

\$0.00

\$139,159.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$139,159.00

Redevelopment Authority of the City of Allentown

\$0.00

\$139,159.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Nothing new to report during this reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/4
	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	4/0
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	4/0

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census Method			
	Low	Mod	Total Low/Mod%	
# of Persons	7163	2682	12704	77.50

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Pennsylvania	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$170,000.00
Total Other Funding Sources	\$170,000.00

Grantee Activity Number:	B-1
Activity Title:	NSP Acquisition, etc. LMMI

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

05/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Acquisition

Projected End Date:

08/30/2010

Completed Activity Actual End Date:
Responsible Organization:

Redevelopment Authority of the City of Allentown

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,172,110.00
Total Budget	\$0.00	\$1,172,110.00
Total Obligated	\$0.00	\$1,172,110.00
Total Funds Drawdown	\$1,233.45	\$1,125,551.57
Program Funds Drawdown	\$1,233.45	\$1,125,551.57
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,233.45	\$554,354.61
Redevelopment Authority of the City of Allentown	\$1,233.45	\$554,354.61
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of vacant/foreclosed/abandoned properties in the Old Allentown Historic District. Using an RFP process, properties will be sold to non-profit or for-profit developers, rehabilitated and ultimately sold to families with incomes between 51-120% of AMI.

Location Description:

Properties in the Old Allentown Historic District will have priority for acquisition.

Activity Progress Narrative:

No activity, progress to report during this reporting period.
Funds used to manage properties in the Redevelopment Authority's inventory

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/9	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$1,172,110.00
Total Other Funding Sources	\$1,172,110.00

Grantee Activity Number:	B-2
Activity Title:	NSP Acquisition-LM

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

05/01/2009

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

NSP Acquisition

Projected End Date:

08/30/2010

Completed Activity Actual End Date:
Responsible Organization:

Redevelopment Authority of the City of Allentown

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	\$0.00	\$400,000.00
Total Obligated	\$0.00	\$400,000.00
Total Funds Drawdown	\$8,254.00	\$308,339.18
Program Funds Drawdown	\$8,254.00	\$308,339.18
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$8,254.00	\$481,886.42
Redevelopment Authority of the City of Allentown	\$8,254.00	\$481,886.42
Match Contributed	\$0.00	\$0.00

Activity Description:

The RACA will acquire vacant/abandoned/foreclosed properties located in the Old Allentown Historic District. Using an RFP process, properties will be sold to non-profit or for-profit housing developers, rehabilitated and ultimately resold to families with incomes below 50% of AMI.

Location Description:

The RACA will acquire vacant/abandoned/foreclosed properties located in the Old Allentown Historic District.

Activity Progress Narrative:

Two properties which were acquired previously are occupied.
 546 Park Street is a lease purchase property which is occupied by a family of two, income between 31 and 50% ami, Hispanic white family with a female headed household.
 333 North Ninth Street is being rehabilitated by a three person family, income between 0-30% ami, Hispanic white female headed household.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	13/4

Beneficiaries Performance Measures

# of Persons	Beneficiaries - Area Benefit Survey Method			
	Low	Mod	Total Low/Mod%	
	4	0	4	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
546 Park Street	Allentown		Pennsylvania	18102-	Not Validated / N
333 North Ninth Street	Allentown		Pennsylvania	18102-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	B-3
Activity Title:	NSP Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

05/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Rehabilitation-LH

Projected End Date:

08/30/2010

Completed Activity Actual End Date:
Responsible Organization:

Redevelopment Authority of the City of Allentown

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$160,000.00
Total Budget	\$0.00	\$160,000.00
Total Obligated	\$0.00	\$160,000.00
Total Funds Drawdown	\$0.00	\$149,539.24
Program Funds Drawdown	\$0.00	\$149,539.24
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$93,862.24
Redevelopment Authority of the City of Allentown	\$0.00	\$93,862.24
Match Contributed	\$0.00	\$0.00

Activity Description:

The RACA will oversee the rehabilitation of properties acquired with NSP funds, to be sold to families with incomes below 50% AMI. Another non-profit may ultimately purchase the properties and oversee the rehabilitation.

Location Description:

Old Allentown Historic District

Activity Progress Narrative:

No additional progress to report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/4
# ELI Households (0-30% AMI)	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/0



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/4	0/0	1/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	B-4
Activity Title:	Administration

Activity Category:

Administration

Project Number:

3

Projected Start Date:

05/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Planned

Project Title:

Administration

Projected End Date:

08/30/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Allentown

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$111,346.00

Total Budget

\$0.00

\$111,346.00

Total Obligated

\$0.00

\$111,346.00

Total Funds Drawdown

\$12,542.01

\$46,456.40

Program Funds Drawdown

\$12,542.01

\$46,456.40

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$12,542.01

\$41,096.60

City of Allentown

\$12,542.01

\$41,096.60

Match Contributed

\$0.00

\$0.00

Activity Description:

City of Allentown's administration of the NSP grant funds

Location Description:

City of Allentown

Activity Progress Narrative:

Continued program delivery of the NSP program by the City of Allentown

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number:	B-5
Activity Title:	RACA Administration

Activity Category:

Administration

Project Number:

3

Projected Start Date:

05/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Planned

Project Title:

Administration

Projected End Date:

08/30/2010

Completed Activity Actual End Date:
Responsible Organization:

Redevelopment Authority of the City of Allentown

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$100,000.00

Total Budget

\$0.00

\$100,000.00

Total Obligated

\$0.00

\$100,000.00

Total Funds Drawdown

\$1,308.12

\$91,442.54

Program Funds Drawdown

\$1,308.12

\$91,442.54

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$23,337.58

\$94,252.30

Redevelopment Authority of the City of Allentown

\$23,337.58

\$94,252.30

Match Contributed

\$0.00

\$0.00

Activity Description:

RACA's administration of NSP program

Location Description:

City of Allentown

Activity Progress Narrative:

Delivery of the program by the Redevelopment Authority of the City of Allentown.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00
